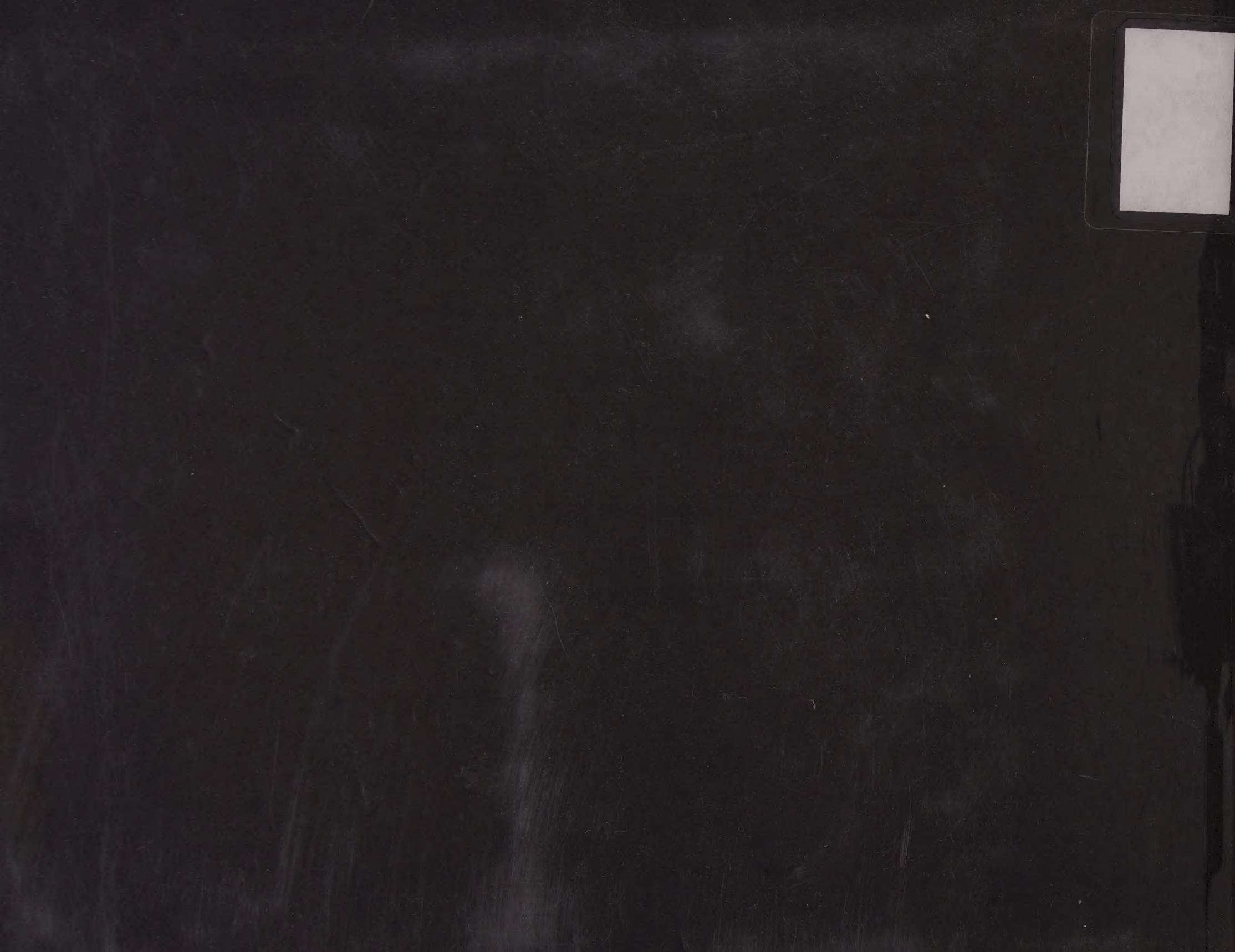


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# Bernardino - Riverside Valley

USDI, FWPCA, CAL/NEV BASINS  
620 CENTRAL AVE, BLDG 2C  
ALAMEDA, CALIFORNIA 94501





8256

# San Bernardino - Riverside Valley

USDI, FWPCA, CAL/NEV BASINS  
620 CENTRAL AVE, BLDG 2C  
ALAMEDA, CALIFORNIA 94501

• AREA PLANNING •

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CITY MANAGER

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CORONA

Ralph D. Pfiffner

FONTANA

Doyle Miller

MONTCLAIR

Vacancy

ONTARIO

Harold J. Martin

REDLANDS

Fred H. Workman

RIALTO

Robert McGill

RIVERSIDE

H. K. Hunter

SAN BERNARDINO

Cecil Woods

UPLAND

Elwin Alder

COUNTY

RIVERSIDE

COUNTY ADMINISTRATOR

Robert T. Andersen

SAN BERNARDINO

Robert A. Covington

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Raymond H. Gregory; Mayor, George C. Blair, William P. Howard, Clarence F. Joris, Ben P. Kirk, John P. Quimby.

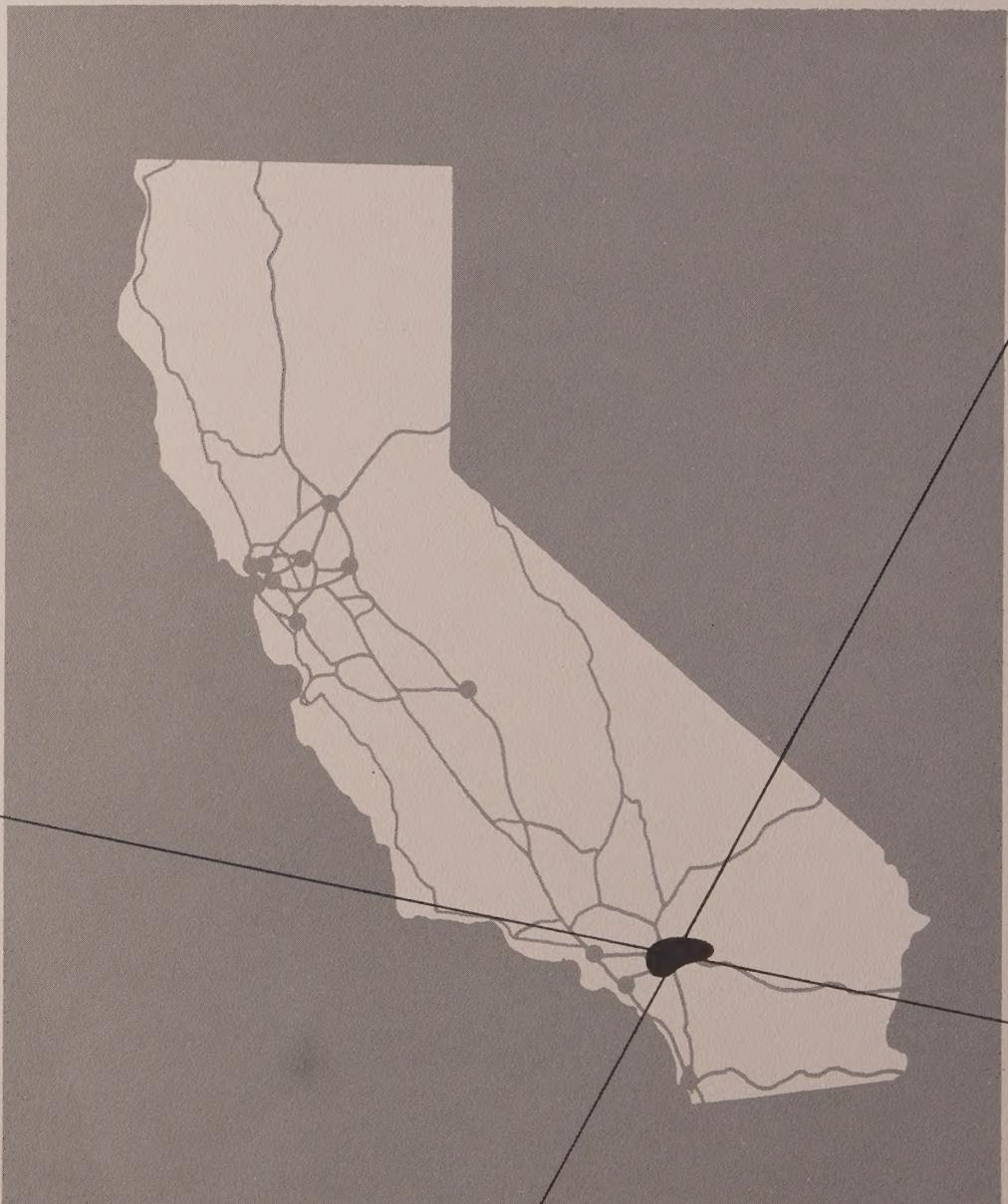
Abner B. Haldeman; Mayor, John H. Nicholson, William H. Kistinger, Philip C. Holden, Jarvis J. Leman.

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Paul Anderson; Chairman, William E. Jones, Fred McCall, Curtis A. Chamberlain, George V. Berkey.

S. Wesley Break; Chairman, Mrs. Nancy D. Smith, Paul Young, Miss Magda Lawson, Richard Manley.

## INTRODUCTION



The valley of the Santa Ana River above Prado Dam in Southern California occupies a distinguished setting, enclosed by rolling foothills and majestic mountain ranges, accented by lofty, often snow covered, peaks. Where once a largely rural population satisfied its needs in the cultivation of orchards, vineyards, and farms, enjoyed weekly trips into busy little towns near by, today the valley throbs with the activities of almost 700,000 persons dependent upon modern industrial development for basic employment and stability of economic and social values, for survival.

Included in the 850 square mile area, portions of two counties, are ten incorporated cities, each of them confronted with the problems of rapid growth in recent years. This tremendous increase in population was recognized by the Federal Department of Commerce in 1950 when the San Bernardino - Riverside Metropolitan area was established to include the whole valley. Compelled by geography to seek a community of interest, many responsible citizens and public officials of both counties became concerned. Their response to these inter-related problems resulted in the creation of the Area Planning Commission in 1954.

Commenting on the general opportunity and the progressive move made in creating the Commission an eminent planning consultant remarked: "This area is a natural planning unit, sufficiently small that its unity is obvious, sufficiently large to produce true metropolitan characteristics. It will challenge the combined ability of commissioners and technicians to achieve a regional concept, reflecting its unique situation and organic structure."

This is the first report of the Area Planning Commission and its technicians.

8256

• SAN BERNARDINO - RIVERSIDE VALLEY  
• PLANNING AREA.



# NEEDS, OBJECTIVES AND BENEFITS

**NEEDS:** It should be apparent to any citizen living in the San Bernardino-Riverside Metropolitan Area that planning for the efficient use of the land makes good sense. It also should be obvious that if each of the communities were to proceed to do so on their own, confining their consideration to the area of their jurisdiction, completely disregarding their neighbors, decisions made in good faith and in all innocence by one community might soon produce serious problems in another. Likewise, such unconcern works in the opposite direction, in fact, in all directions. Community decisions are interrelated, within its boundaries and beyond.

Perhaps the meaning of this interrelationship can be more deeply appreciated by observing "our family" which may live in one community, while the husband works in another and the wife works in a third. The children may go to school in yet a fourth. All together, they may seek recreation in a fifth and go to church in a sixth. And they still have to shop for groceries, for clothing, for house furnishings, for automobile service, - and so it goes.

An extreme case? Yes, but every family follows this pattern in some part and thereby contributes to the need for highways. Any community can make its own highway plan but how is an adequate intercommunity highway system to be provided? How is one community to know of and what is it to do about the traffic load that another community will dump onto its streets.

One community abounds in job opportunities and another in home sites, while another may be more or less self-contained. One area is blessed with natural recreational features while others have none..

While "our family" may picnic often in its neighborhood park and the children may use the play facilities daily, sometimes a spirit of adventure leads them to seek a day's or a half-day's fun in a larger and more exciting regional park.

However, such facilities are few. Fairmount Park in Riverside and Ganesha Park in Pomona are long-standing examples of local parks of regional character. How many parks should there be in the Riverside-San Bernardino region and where should they be located? And, what natural areas are available for parks?

"Our family" is probably unaware that it has a sewage and waste disposal problem. Such utilitarian services are taken for granted as long as they work, --and, they are working quite well just now. However, authorities are asking how long will the thousands of septic tanks and cesspools and the mounting number of small sewer systems continue to function safely?

That the matter of convenience and welfare as they go about their every day shopping is of concern to someone besides themselves may also be unknown to "our family". Perhaps, they blame themselves for locating their home so far from a shopping center, whereas an adequate regional plan would have provided for shopping centers properly distributed over the region.

To plan for all of these and for the other necessary facilities and services just to serve adequately our present population is a big enough job. But, to plan them for the thousands and thousands of future residents of the valley is a much bigger one. Waiting until they come but compounds the problem and half-plans without coordination on a regional basis are little better than none at all.

**OBJECTIVES:** If "Our family" has succeeded in presenting the regional needs of the valley, the primary objective of the Area Planning Commission should be to act as a clearing house and coordinating agency seeking to clarify and adjust pending decisions which might later create difficulty.

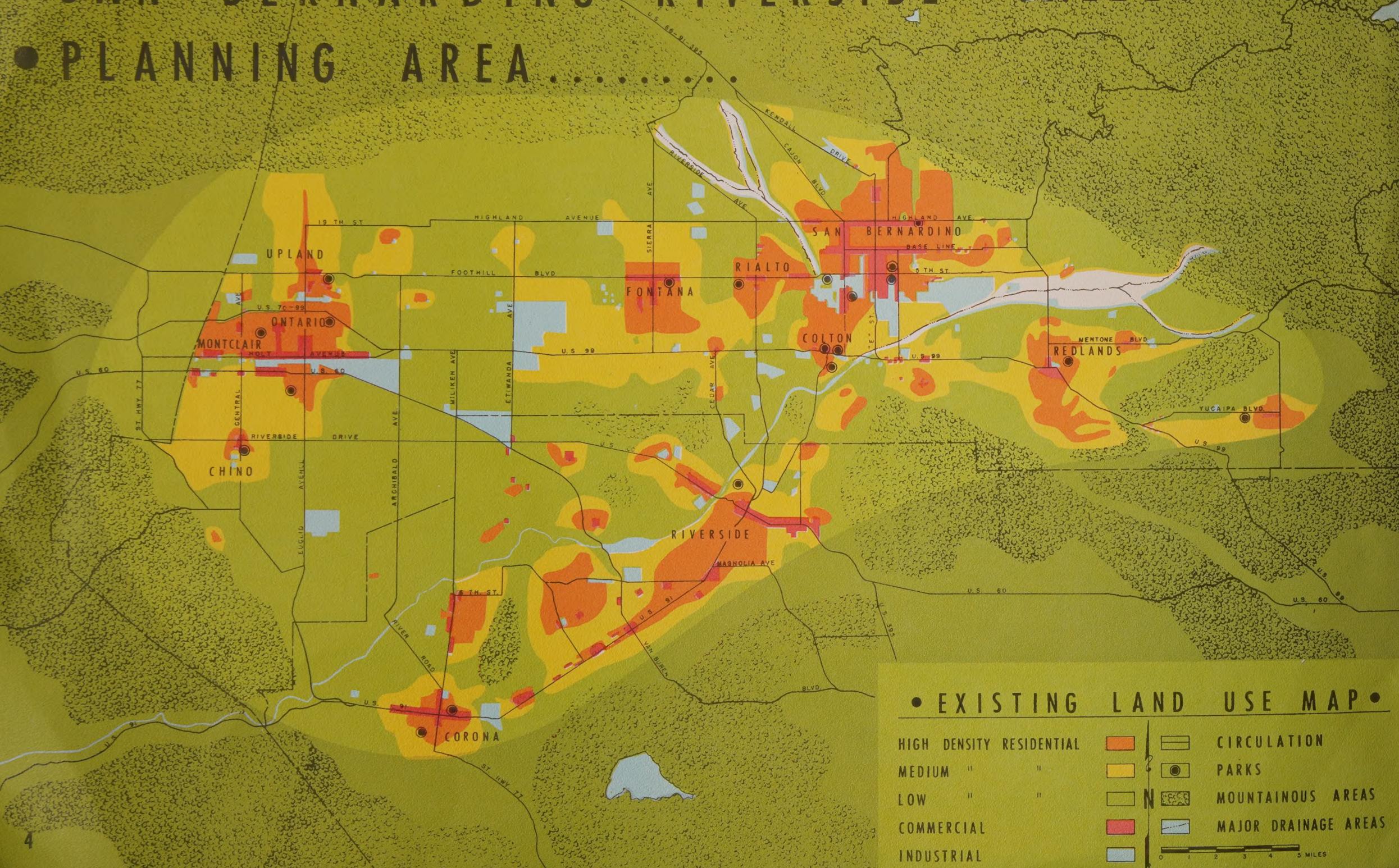
General plans or planning regulations originating in the planning departments of the cities and counties properly should be examined and criticized by the Area Commission and technicians prior to public hearing or final adoption. Thus the proposed plan or regulation could be directly related to existing or adopted plans and ordinances reducing conflicts and confusion, clarifying and improving the community of interest.

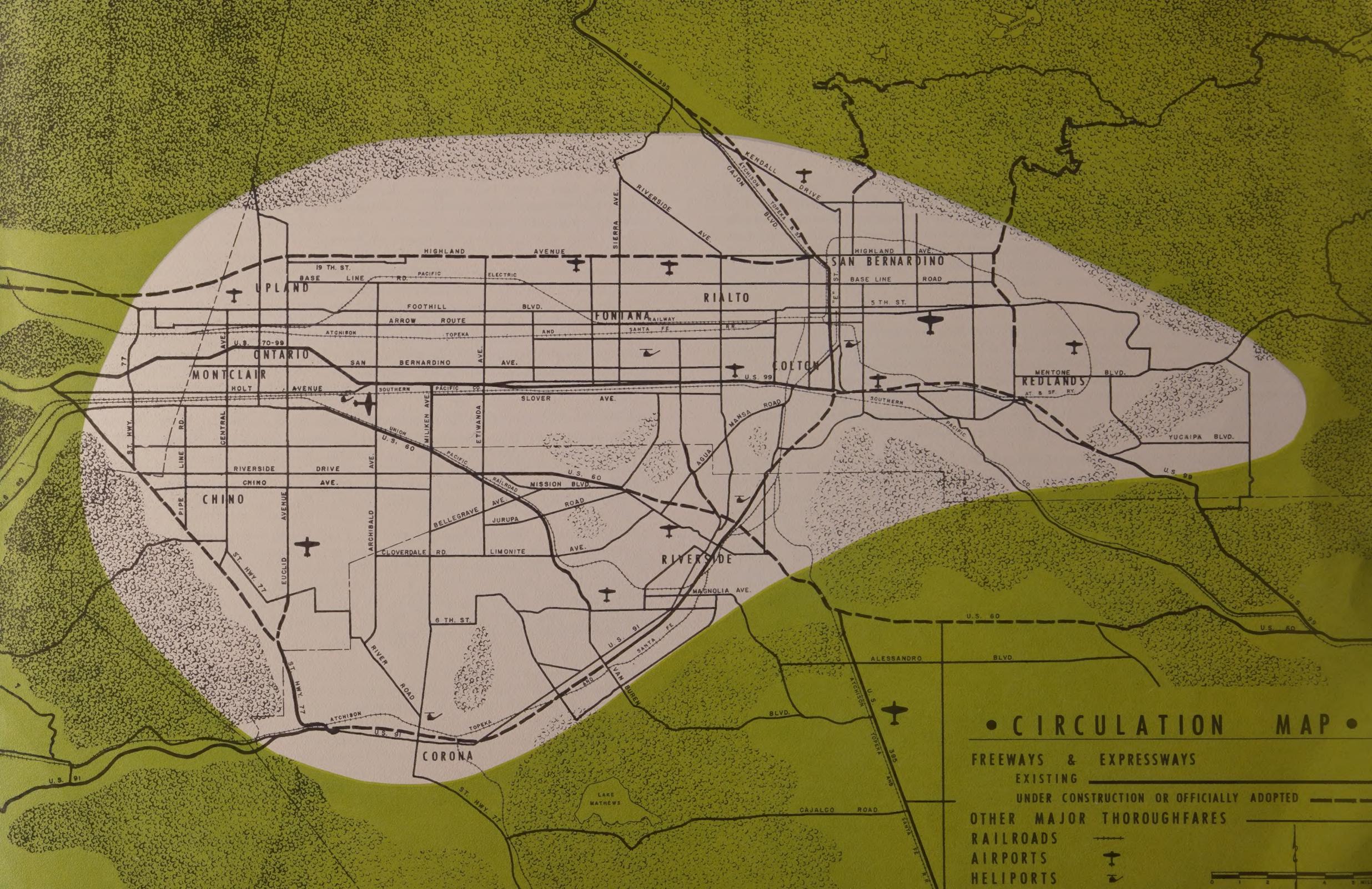
Concerned as it should be with every aspect of planning, the Area Commission should become the source of general planning information, pertaining to the valley, needed to improve the understanding and appreciation of this function by the tax-payer.

**BENEFITS:**

1. Identification of common objectives for regional improvement.
2. Objectives planned and improvement gained by unified effort.
3. Misunderstanding replaced by cooperation; confusion reduced or eliminated.
4. Obtain a deeper appreciation of the meaning of community.

# • SAN BERNARDINO - RIVERSIDE VALLEY • PLANNING AREA •





## • CIRCULATION MAP •

FREEWAYS & EXPRESSWAYS  
EXISTING —  
UNDER CONSTRUCTION OR OFFICIALLY ADOPTED —  
OTHER MAJOR THOROUGHFARES  
RAILROADS  
AIRPORTS  
HELIPORTS

0 1 2 3 4 5 MILES

## S U M M A R Y   O F   C O M M I S S I O N   M E E T I N G S

*No longer exists*

In the year subsequent to its inception, the San Bernardino - Riverside Valley Area Planning Commission formulated and established their by-laws, area of activity, and objectives; then proceeded with a program of analytical review and study of a series of regionally-oriented planning aspects. There was an early consensus of opinion that any coordinated planning program for the area must be based on a thorough understanding of basic factors contributing to and affecting the physical, economic, and social development. Major emphasis was placed on the following studies and problems:

**LAND USE:** The preparation of a Land Use Map (see page 4) depicting the area distribution of residential, commercial, industrial, recreational, and agricultural uses was the first step toward a comprehensive and systematic study of valley-wide planning problems. Land use, a basic tool in analyzing the various relationships between the elements of use, will facilitate the preparation of overall developmental plans for the area. The predominance of residential expansion and all its ramifications is the high light as revealed in cursory studies.

**CIRCULATION: FREEWAYS AND EXPRESSWAYS** A representative of the State Division of Highways emphasized the need for understanding the State Highway program so that existing right-of-way, which might be integrated into the State Freeway or Expressways system, may be preserved. The functional operations of the State Highway Commission and Division of Highways were explained, including the cooperative relationships between State and Local Planning jurisdictions.

**ECONOMIC AND INDUSTRIAL EXPANSION** Various specialists in the field of economics and industry presented factual data for incorporation in the future planning program of the area. A natural migration and expansion of industry to this area is contemplated in the near future. Industrial location necessitates the review of

tax laws, land value, labor supply, market proximity, water supply, zoning regulations, and transportation systems - all based upon efficient land use rather than artificial political boundaries.

**WATER SUPPLY AND DISPOSAL** The Santa Ana Water Basin, 2800 square miles, supplies this area with 80% of its water. The withdrawal of the ground water supply and the subsequent downland water waste re-infiltration invites the consideration of water pollution and drainage problems. Representatives of the Redland-Highland Soil Conservation Committee and the Santa Ana Regional Water Pollution Control Board depicted how the State-Wide Water Program might supplement our water supply and how the pollution-drainage problems may be averted. Subsequent discussion led to the adoption of a resolution recommending a joint comprehensive sewage disposal study to the respective area jurisdictions.

**AIRPORTS AND HELIPORTS** A panel discussion of aviation specialists revealed the obvious need for planning air travel facilities. Airports, heliports, and heli-stops are essential land uses which can provide an important element of a transportation system, if incorporated into the comprehensive plans of the future. Regulations must be devised to facilitate inclusion of air terminal land uses as related to the specific needs of residential, commercial, and industrial development.

**RECREATION** The California State Park Commission has appointed a committee to work with eleven counties to formulate the park and recreational needs for Southern California. A San Bernardino Planning Department Research Planner presented an outstanding series of colored slides on recommended State Park sites. Some of the recreational areas are outside of the more specifically developed areas of the populace. The Commission reviewed the location, facilities, maintenance, and budget allocations for recreational areas.

## CONCLUSIONS AND FUTURE NEEDS

**A NATURAL REGION** The San Bernardino-Riverside Metropolitan Area is a natural region for planning purposes. Topographically it is contained and integrated by natural features including the surrounding mountainous terrain, the upper Santa Ana River basin and tributary streams, and the common valley floor. Geographically and climatically, as well as socially and culturally, the entire metropolitan area has many common interest and bonds which set it apart from neighboring regional planning areas.

**INTERRELATED PROBLEMS** Many of our planning problems are not confined to local city and county boundaries. To intelligently solve them we must look beyond to the larger region within which our local levels of government must function. Problems of industrial development; regional recreation areas; shopping centers; highways; airports; heliports; public facilities such as schools, colleges, public buildings, water pollution control facilities, and many others must be approached on a regional basis.

**STRONG LOCAL PLANNING** The recent progress and achievements made by local planning bodies within the framework of present city and county governments in this area provide a solid base for sound regional planning. Cooperation and coordination among these bodies is the next logical step in a comprehensive regional planning program.

**SOME REGIONAL PROBLEMS NOW BEING SOLVED** Many acute regional problems have been recognized by County, State, and Federal Agencies. The problems of airports, air pollution, freeways, water pollution, regional parks, industrial promotion, and others are presently being attacked by separate governmental agencies, for the most part established in recent years. This is proof enough of the regional characteristics of this metropolitan area.

**REGIONAL PLANNING PROGRAM URGENT** If we are to have intelligent coordinated physical planning for this metropolitan region it is mandatory that we give official recognition and support to the objectives of the San Bernardino-Riverside Area Planning Commission. In the absence of realistic support and use of the potentialities of the present Commission, true regional planning and coordination can only become a piecemeal and haphazard effort.

**CONTINUING INVENTORY, RESEARCH, AND ANALYSIS** The gathering and exchange of information and statistics relating to the physical, social, and economic factors in the San Bernardino-Riverside Metropolitan Region should be continued. Increased recognition by the two counties of the need for permanently devoting planning staff time to regional studies, surveys, and coordination is of great importance.

**PREPARATION OF COMPREHENSIVE, LONG-RANGE GENERAL PLAN FOR REGION** The preparation and coordination of local plans throughout the region should be pressed. Based on these plans and studies a comprehensive, long-range general plan for the entire San Bernardino-Riverside Metropolitan Area should be prepared. This plan will serve as a valuable guide and reference for public agencies, developers, investors, and individuals.

**REGIONAL PLANNING COORDINATION:** Improved coordination is desirable at appropriate stages with agencies in every branch of government and community life (federal, state, county, city, special district, private) involved in the planning, scheduling, financing, and construction of physical improvements of a regional nature.

**STANDARDIZATION OF LEGISLATIVE AND TECHNICAL METHODS:** More uniform methods need to be developed for administering and effectuating the various plans and planning legislation in the many jurisdictions throughout the region. Standard zoning and subdivision procedures, terminology, and formats; are important subjects for study. Technical methods should also be standarized where possible.

**PLANNING COMMUNICATION:** Regional planning conferences, printed reports and studies, meetings with citizen groups and public officials, use of mass communication media, and other techniques should be utilized to create an awareness of the need for regional thinking and planning in the San Bernardino-Riverside Metropolitan region.

# ORGANIZATION OF AREA PLANNING COMMISSION

- COLTON
- CORONA
- FONTANA
- MONTCLAIR
- ONTARIO
- REDLANDS
- RIALTO
- RIVERSIDE
- SAN BERNARDINO
- UPLAND

## CITY AND COUNTY LEGISLATIVE BODIES AND PLANNING COMMISSIONS

### AREA PLANNING COMMISSION

THE AREA PLANNING COMMISSION CONSISTS OF ONE MEMBER SELECTED FROM THE PLANNING COMMISSION OF EACH JURISDICTION, APPOINTED BY THE LEGISLATIVE BODY OF THE MEMBER CITY OR COUNTY. ONE MEETING OF THE COMMISSION IS HELD EACH MONTH.

### AREA PLANNING STAFF

THE AREA PLANNING STAFF CONSISTS OF ONE TECHNICIAN FROM THE PLANNING STAFF OF EACH MEMBER CITY OR COUNTY. THE TECHNICIANS MEET ONCE EACH MONTH IN ADDITION TO THE MEETING OF THE AREA PLANNING COMMISSION.

■ RIVERSIDE COUNTY

■ SAN BERNARDINO COUNTY

SAN BERNARDINO - RIVERSIDE VALLEY AREA PLANNING COMMISSION

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TECHNICIANS

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Neal Irving, Planning Director

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Edgar F. Hollenbeck

Edgar F. Hollenbeck, Planning Director

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RIVERSIDE

John M. Rose

Tyler Suess, Planning Director, Douglas Black, Planning Associate

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